

Mandalay at Stonebridge Commons Condominium Association, Inc.
Rules and Regulations (updated 3.1.08)

1. No commercial vehicles shall be parked on condominium property without written consent of the Board of Directors.
2. No owner shall conduct repairs (except in an emergency) or restorations of any motor vehicle. Each owner by acceptance of title to a unit irrevocably grants the association and its designated towing service the right to enter the limited common element driveway and tow vehicles at the expense of the owner/occupant. Neither the association nor the towing company will be liable.
3. Speed of vehicles within the complex is limited to twelve (12 MPH). Please always remember that we have small children playing in our streets.
4. Lanais will not be used as storage places and must be kept neat at all times.
5. No Tampering with roofs, equipment rooms, power rooms, irrigation pumps or lines without the (acceptance) approval of authorized personnel.
6. No owner/occupant may direct, supervise or attempt to assert control over employees or volunteers of this community.
7. All owners/occupants must abide by the Rules and Regulations of this community. Failure to do so could result in legal action, a lien on the property, the owner paying for the association's legal fees and the association's right to exercise its right to third party eviction.
8. Orange County and the City of Orlando are assisting the Mandalay and Stonebridge Commons in governing pets, nuisances, destruction of property, operations of boats, discharge of air guns and fire arms, destruction of wildlife and monitoring of homestead exemption resident status. Any issues or concerns requiring immediate attention contact the following: POLICE: 321-235-5300, FIRE STATION: 407-246-2390, ANIMAL CONTROL: 407-254-9140 or 3-1-1, and ORANGE COUNTY CODE ENFORCEMENT: 407-246-4444. All other issues that are not of an immediate concern should be brought to the attention of the onsite property manager at 407-996-5530.
9. Unit owners/occupants of a unit (regardless of the number of owners/occupants for any one unit) may maintain two household pets per unit not to exceed 50 lbs. at full maturity. Household pets are limited to domestic dogs, domestic cats or caged birds. Unit owners/occupants may maintain one fish tank not to exceed 55 gallons. The association has the right to pick up loose pets and report pets to the proper authorities. Violations of these Rules and Regulations shall entitle the association to all of its rights and remedies, including, but not limited to, the right to fine unit owners and/or require any pet to be permanently removed from the condominium property. If any animal permitted to be kept by an owner shall become a nuisance to other owners (excessive noise, aggressive behavior, owners not picking up pets), but not limited only to these and such nuisance is not corrected after written notice to the owner, the Board of Directors of the association shall have the right to require the owner to remove such animal permanently from the property. The association may require a certificate from a veterinarian regarding the animal's weight and reserves the right to challenge this at the owner/occupants expense should the Board of Directors believe that the certificate is not an accurate representation of the pets weight. Responsible pet ownership begins with clean-up. There is nothing more annoying than walking to your front yard to find a surprise left by one of the neighbor's dogs. Whether you

Please initial & return

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own a pet or not it is frustrating to clean up after someone else's pet. Being a responsible pet owner is much more than giving food, water and shelter to an animal. It involves regular visits to the veterinarian for medical care and plenty of human contact for proper socialization. But most importantly, it is remembering that people are accountable for the actions of their pets. Many of the complaints received at Animal Services involve some type of nuisance. Whether it is excessive barking, destroying flowerbeds, chasing cars or using a random yard as a bathroom they are all violations of the Orange County Code and can result in citations issues to owners for not preventing these incidents. These situations can also lead to disputes among neighbors leaving people frustrated and sometimes angry. Here are some tips to help you be a better pet owner:

- Always keep your dog on a leash when outside.
- Carry a bag with you when you take your dog on a walk.
- Pick up all waste including that in common grass areas.
- Do not allow your dog to run loose; this can create a situation where your pet could injure someone.

If you find yourself in a situation where someone is not looking after their pet these tips may help you approach the situation:

- Speak to the pet owner about the situation. Sometimes people do not realize that their pet's behavior is annoying to others or that they are in violation of the laws. Calm, open communication between neighbors can go a long way toward resolving these issues.
- Contact Animal Services and place a report. If communicating with the pet owner has not been productive you don't know who owns the animal or the violation is of a more serious nature call 407-836-3111. Be prepared to provide the operator with your contact information and any other information about the animal or pet owner.
- Educate yourself on the Orange County Code regarding Animal Control. Visit www.orangecountyfl.net/cms/cept/cesrvcs/animal/default.htm

10. No alterations of any kind shall be made to the common elements or limited common elements portion of the exterior or interior of any structure without prior written approval of the Board of Directors of the association.
11. Screened porches/lanais shall only contain patio furniture and other outside living items. No spas or hot tubs or Jacuzzis shall be permitted on the lanais.
12. Charcoal broilers or small open flame burners, electric grills or gas grills are not permitted to be used on lanais or any of the common or limited common elements.
13. No industry, business trade, occupation or profession of any kind whether commercial, religious, educational or otherwise shall be permitted on any part of the condominium property or in any unit whether designed for profit, altruism,

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- exploration or otherwise. No signs shall be displayed from a unit or from the condominium property or from any vehicle parked on condominium property. Each unit shall be used only for the purpose of a single family residence and for no other purpose whatsoever. Each unit occupants shall maintain their unit in a clean and sanitary manner and shall not sweep or throw any dirt or substance from the doors, windows or screened porches and/or lanais.
14. No owner/occupant shall make or permit any noise that will disturb or annoy any occupants of a unit, or do or permit anything to be done which will interfere with the rights, comfort or convenience of such occupants.
 15. Owners/occupants shall not use the units, or permit their use, in such manner as would be disturbing to other owners or occupants, or in any way as to be injurious to the reputation of the condominium.
 16. Sound and noise from car stereos, radios or other audio devices, television sets or from musical instruments or social gatherings shall be deemed a nuisance between the hours of 11:00 PM and the following 8:00 AM when audible beyond the confines of the unit involved.
 17. No more than six individuals are permitted in a unit at any time, and no more than one family per unit is permitted. Any tenant over the age of eighteen must fill out an application and be approved by the Board of Directions of the association. Otherwise, the owner(s) who rent without following the rules and regulations of the community are subject to fines, liens, legal expenses incurred by the association and having third party evictions imposed on their tenant(s).
 18. Each Mandalay owner/occupant is entitled to park in their driveway and garage only. Guest parking spots are for guests only and residents parking there are subject to be towed if it determined they are parking there on a regular basis.
 19. Garage doors are to be kept closed when the driveway or garage is unattended.
 20. All garbage and refuse from the Units shall be deposited with care in the compactors provided by the association for that purpose. No one shall be allowed to litter the common elements or leave trash outside of their unit.

These are some of the Rules and Regulations that the Mandalay residents must comply with and it is the owner/occupants responsibility to understand and abide by all Rules and Regulations of this community. Also, Stonebridge Commons Community Association is the Master Association and has its own set of Rules and Regulations. All residents must comply with the Rules and Regulations of both associations.

Signature

Print Name

Date

Signature

Print Name

Date